

N2300005152

(Requestor's Name)

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(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

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(Business Entity Name)

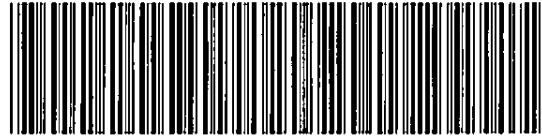
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Certified Copies _____ Certificates of Status _____

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TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

15



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 21, 2023

CORPORATION SERVICE COMPANY

RESUBMIT

Please give original
submission date as file date.

SUBJECT: BUILDING NO. 3-36TH AVENUE WAREHOUSE CONDOMINIUM
OWNERS' ASSOCIATION, INC.
Ref. Number: W23000058354

We have received your document for BUILDING NO. 3-36TH AVENUE
WAREHOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC.. However, the
document has not been filed and is being returned for the following:

Please list the complete principal office address.

Please return your document, along with a copy of this letter, within 60 days or
your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call
(850) 245-6052.

Karen Lovelace
Regulatory Specialist II

Letter Number: 723A00008982

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2023 APR 26 AM 10:10

SECRETARY OF STATE
TALLAHASSEE, FLORIDA


CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 688335 9666A

AUTHORIZATION :

COST LIMIT : \$ 70,000



ORDER DATE : April 20, 2023

ORDER TIME : 2:07 PM

ORDER NO. : 688335-005

CUSTOMER NO: 9666A

DOMESTIC FILING

NAME: BUILDING NO. 3-36TH AVENUE
WAREHOUSE CONDOMINIUM
OWNERS' ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Eyliena Baker - EXT.

EXAMINER'S INITIALS: _____

ARTICLES OF INCORPORATION
OF
BUILDING NO. 3 – 36TH AVENUE WAREHOUSE
CONDOMINIUM OWNERS' ASSOCIATION, INC.

In compliance with the laws of the State of Florida the undersigned hereby associate themselves together for the purpose of forming a corporation not-for-profit under Chapter 617, *Florida Statutes*, 2022, as amended, and do hereby certify:

ARTICLE 1.

- 1.1. The name of the Corporation is **BUILDING NO. 3 – 36TH AVENUE WAREHOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC.**, the mailing address of the Corporation is 2603 SE 17th Street, Suite A, Ocala, FL 34471, and the principal address of the Corporation is 2603 SE 17th Street, Suite A, Ocala, FL 34471.

ARTICLE 2.

- 2.1. **Duration.** The period of duration of the Corporation is perpetual.

ARTICLE 3.

- 3.1. **Purpose.** The primary purpose of this Corporation is to create an entity to provide a forum for discussion and communication among the Unit Owners of Building No. 3 – 36th Avenue Warehouse Condominiums and to facilitate and assure the maintenance and operation of such property as may be subjected to the terms of the Declaration of Condominium of Building No. 3 – 36th Avenue Warehouse Condominiums pursuant to its terms and otherwise to perform all functions, and exercise all powers, as may be performed or exercised by a corporation properly formed under the laws of the State of Florida, and to carry out all obligations and duties, and exercise all powers, contemplated or implied by the Declaration of Condominium of Building No. 3 – 36th Avenue Warehouse Condominiums.
- 3.2. **Nonprofit Character of Corporation.** The Corporation does not contemplate pecuniary gain or profit, direct or indirect, to its Members. The Corporation shall make no distributions of income to its Members, Directors or Officers.

ARTICLE 4.

The Corporation shall have all the powers and duties reasonably necessary to operate and maintain the Corporation including the following:

- 4.1. To exercise all the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in the Declaration of Condominium of Building No. 3 – 36th Avenue Warehouse Condominiums as recorded in the Public Records of Marion County,

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CLERK OF COUNTY

- 4.2. To establish, collect, and disburse assessments to be used for the maintenance and upkeep of the Common Elements.
- 4.3. To manage, operate, maintain, repair and improve the Common Elements or any property owned by another third party for which the Corporation by rule, regulation, contract or pursuant to the Declaration of Condominium of Building No. 3 – 36th Avenue Warehouse Condominiums has a right or duty to provide such services.

ARTICLE 5.

The Developer and every Unit Owner as defined in the Declaration of Condominium of Building No. 3 – 36th Avenue Warehouse Condominiums shall be a Member of the Corporation. All Members agree to be bound by the terms and provisions of these Articles of Incorporation and such Bylaws and operating procedures as may be promulgated by the Corporation from time to time.

ARTICLE 6.

The Corporation shall have a single class of voting Members. Each Owner, including the Developer for each Unit owned by the Developer, shall be entitled to one (1) vote for each percentage interest it owns in the Common Elements. When more than one (1) person holds an interest in any Unit, all such persons shall be Members. The vote for such Unit shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to each percentage interest owned in the Common Elements.

ARTICLE 7.

- 7.1. **Cumulative Voting.** At all elections of Directors of this Corporation, each shareholder shall be entitled to as many votes as shall equal the number of votes which (except for these provisions as to cumulative voting) he would be entitled to count for the election of Directors with respect to his shares and multiplied by the number of Directors to be elected, and he may count all such votes for a single director, or may distribute them among the number to be voted for, or any two or more of them as he may see fit.

ARTICLE 8.

- 8.1. **Bylaws.** The power to adopt, alter or repeal Bylaws shall be vested in the Board of Directors, except where the Members specifically provides in any Bylaw made by them that such Bylaws shall not be altered, amended or repealed by the Board.
- 8.2. **Director Conflicts.** Any contract or other transaction between the Corporation and one or more of its directors, a committee, a Member or employees, in which they are interested, or between the Corporation and any Corporation or association of which one or more of its directors and shareholders, members, directors, officers, or employees, or in which they are interested, shall be valid for all purposes, notwithstanding the presence of the director or directors at the meeting of the board of the Corporation that acts upon, or in reference to, the contract or transaction; provided, the interested party does not vote or participate in the action; that the interested party discloses his interest before action is taken, and the contract or transaction is fair and reasonable as to the Corporation at the time it is authorized by the board, a committee or the Members. This Section shall not be

construed to invalidate any contract or other transaction that would otherwise be valid under the common and statutory law applicable to it.

- 8.3. **Indemnification and Related Matters.** The Corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.
- 8.4. **Removal of Directors.** At a special meeting of the Members called expressly for that purpose, directors may be removed in the manner provided by the Bylaws.
- 8.5. **Amendment of Articles of Incorporation.** The Corporation reserves the right to amend the Articles in any manner now or hereafter permitted by the law, upon majority vote of the Members, except that the voting rights of the Members and the assessment obligations of the Members under the Declaration cannot be changed absent consent of any Member negatively affected thereby.

ARTICLE 9.

- 9.1. **Organizing Directors.** The initial Board of Directors shall consist of three (3) Directors. The number of Directors may be either increased or diminished from time to time by the Bylaws. The names and addresses of the initial Directors of this Corporation are:

<u>Name</u>	<u>Address</u>
Christopher S. Wiechens	2603 SE 17 th Street, Suite A Ocala, Florida 34471
Dustin Wiechens	2603 SE 17 th Street, Suite A Ocala, Florida 34471
Steve Roberts	2603 SE 17 th Street, Suite A Ocala, Florida 34471

ARTICLE 10.

- 10.1. **Registered Agent and Registered Office.** The name and address of the initial Registered Agent of the Corporation is Dustin Wiechens, whose mailing address is 2603 SE 17th Street, Suite A, Ocala, Florida 34471.

ARTICLE 11.

- 11.1. **Incorporators.** The name and address of the person signing these Articles is Dustin Wiechens, whose mailing address is 2603 SE 17th Street, Suite A, Ocala, Florida 34471.

17th IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles this day of April, 2023.

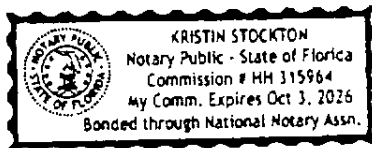

DUSTIN WIECHENS

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TALLAHASSEE, FL

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed), subscribed and acknowledged before by means of ☒ physical presence or ☐ online notarization, this me this 17th day of April, 2023, by DUSTIN WIECHENS, who executed the foregoing Articles of Incorporation and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.



Kristin Stockton
Notary Public, State of Florida
Name: Kristin L Stockton
(Please print or type)
Commission Number: HH 315964
Commission Expires: 10/03/26

Notary: Check one of the following:

☒ Personally known OR

☐ Produced Identification (if this box is checked, fill in blanks below).


Type of Identification Produced: _____

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TALLAHASSEE, FL

CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT

DUSTIN WIECHENS, whose address is 2603 SE 17th Street, Suite A, Ocala, Florida 34471, is the initial registered agent named in the Articles of Incorporation to accept service of process for **BUILDING NO. 3 – 36TH AVENUE WAREHOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC.**, a not-for-profit corporation, organized under the laws of the State of Florida hereby accepts such appointment as registered agent at the place designated in this certificate.

DATED this 17th day of April, 2023.



DUSTIN WIECHENS

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TALLAHASSEE, FL